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COMPREHENSIVE LONG-TERM ENVIRONMENTAL ACTION NAVY (CLEAN II)

Northern and Central California, Nevada, and Utah

Contract Number N62474-94-D-7609

Contract Task Order No. 0126

Prepared For

**DEPARTMENT OF THE NAVY
Amelia Duque, Engineer-in-Charge
Engineering Field Activity West
Naval Facilities Engineering Command
San Bruno, California**

FINAL

**FINDING OF SUITABILITY TO LEASE REUSE ZONE 4
A PORTION OF PARCELS T096 AND T097,
PARCEL T100, T101, T102, T103, AND T107
NAVAL STATION TREASURE ISLAND,
SAN FRANCISCO, CALIFORNIA**

*note there are several revised
Final*

December 1997

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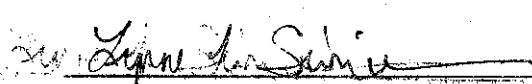
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1.0 PURPOSE

a. The purpose of this finding of suitability to lease (FOSL) is to document environmental findings that may impact the proposed lease of Reuse Zone 4 at Naval Station Treasure Island (NAVSTA TI) in San Francisco, California. Reuse Zone 4 consists of a portion of Parcels T096 and T097 and Parcels T100, T101, T102, T103, and T107 in their entirety. The subject property is described in Section 2.0 and shown on Figure 1. The subject property will be leased to the City of San Francisco for residential and commercial or industrial use. The U.S. Department of the Navy (Navy) owns the land and buildings at the subject property.

b. This FOSL is a result of a thorough analysis of the information contained in the following documents:

- "Asbestos Management Plan, Naval Support Activity Treasure Island, San Francisco, California," Navy Public Works Center (PWC) Norfolk, Virginia, May, 1996
- "Base Realignment and Closure Cleanup Plan Naval Station Treasure Island," Department of the Navy, Engineering Field Activity West (EFA-West), PRC Environmental Management, Inc. (PRC), March, 1997
- "Draft Remedial Investigation Report Naval Station Treasure Island," EFA-West, PRC, October, 1996
- "Draft Site-Specific Environmental Baseline Survey (SSEBS) for Reuse Zone 4 at Naval Station Treasure Island, San Francisco, California," EFA-West, PRC and Uribe & Associates (U&A), July, 1997
- "Environmental Baseline Survey Sampling and Analysis Screening Level Report, Naval Station Treasure Island, California," EFA-West, PRC and U&A, November, 1997
- "Final Basewide Environmental Baseline Survey Report for Naval Station Treasure Island," ERM-West, Inc., May, 1995 (basewide EBS)
- "Final Environmental Baseline Survey Sampling Workplan for Naval Station Treasure Island," ERM-West, Inc., April, 1996
- "Lead Management Plan, Naval Support Activity Treasure Island," Navy Public Works Center (PWC) Norfolk, May, 1996
- "Phase IIB Remedial Investigation Summary of Validated Data, Naval Station Treasure Island," EFA-West, PRC, 1996

2.0 PROPERTY DESCRIPTION

Reuse Zone 4, which is located in the northwestern portion of NAVSTA TI, encompasses 77.43 acres and consists of a portion of Parcels T096 and Parcel T097, and Parcels T100, T101, T102, T103, and T107 in their entirety. There are 101 buildings or structures on Reuse Zone 4. Open space in the reuse zone consists of asphalt roadways and parking areas, concrete walkways, landscaped areas, unmanaged vegetation, and bare soil. The building information for each parcel in Reuse Zone 4 is summarized in Table 1 at the end of this FOSL. Historical information regarding Reuse Zone 4 can be found in the Site-Specific Environmental Baseline Survey (SSEBS) for Reuse Zone 4.

Reuse Zone 4 is bounded by Parcels T094, T095, portions of Parcels T096 and T097, and Parcels T108 and T109 to the east; Parcels T033, T034, T098, T099, T104, T105, and T106 to the south; and the San Francisco Bay to the north and west. Installation Restoration (IR) Site 06, the Fire Training Area, is partially located within Reuse Zone 4 on Parcel T107 and is also adjacent to the northeast. IR Site 12, the Old Bunker Area, is located within Reuse Zone 4 on portions of Parcels T096, T097, T100, and T107, and on Parcels T101, T102, and T103. IR Site 20, the Auto Hobby Shop and Transportation Center, is located on Parcel T097 in Reuse Zone 4.

Parcel T096. Parcel T096 comprises 7.85 acres, approximately 0.8 acres of which are included in Reuse Zone 4. The portion of the parcel that is included in Reuse Zone 4 is entirely open space, including asphalt roadways and landscaped areas. This portion of Parcel T096 is also a part of IR Site 12.

Parcel T097. Parcel T097 comprises 5.82 acres, approximately 3.3 acres of which are included in Reuse Zone 4. Building 225, an auto hobby shop built in 1944, is located on the portion of Parcel T097 that is included in Reuse Zone 4. The remainder of the portion of the parcel that is included in Reuse Zone 4 consists of open space including asphalt roadways, concrete walkways, unmanaged vegetation, and bare soil. This portion of Parcel T097 is also included in IR Site 20. Four underground storage tanks (UST) associated with IR Site 20 have been removed from the parcel. The boundary of IR Site 12 is located approximately 40 feet west of Parcel T097.

Parcel T100. Parcel T100 comprises 7.56 acres, all of which are included in Reuse Zone 4. Seven residential buildings (Buildings 1301 and 1303 through 1308) and their associated carports and trash

enclosures occupy approximately 30 percent of the parcel. These residential buildings were built in 1974. The remaining 70 percent of the parcel is open space, including landscaped areas, asphalt roadways, concrete walkways, unmanaged vegetation, and bare soil. A portion of IR Site 12 is located on the parcel. The boundary of IR Site 20 is located approximately 80 feet north of this parcel.

Parcel T101. Parcel T101 comprises 3.66 acres, all of which are included in Reuse Zone 4. Four residential buildings (Buildings 1302, 1309, 1310, and 1311) and their associated carports and trash enclosures occupy approximately 30 percent of the parcel. These residential buildings were built in 1974. The remaining 70 percent of the parcel is open space, including asphalt roadways, concrete walkways, and landscaped areas. A portion of IR Site 12 is located on Parcel T101. IR Site 20 is located immediately adjacent to and east of this parcel.

Parcel T102. Parcel T102 comprises 8.81 acres, all of which are included in Reuse Zone 4. Eleven multi-unit residential buildings (Buildings 1312 through 1319, 1321, 1323, and 1325) and their associated carports and trash enclosures occupy approximately 30 percent of the parcel. These residential buildings were built in 1974. The remaining 70 percent of the parcel is open space, including asphalt roadways, concrete walkways, and landscaped areas. Parcel T102 is located on IR Site 12. IR Site 20 is located approximately 30 feet southeast of this parcel.

Parcel T103. Parcel T103 comprises 51.64 acres, all of which are included in Reuse Zone 4. Seventy-seven multi-unit residential buildings (Buildings 1104, 1106, 1108, 1109, 1110, 1112, 1114 through 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1201 through 1211, 1213, 1215, 1217, and 1219 through 1249) and their associated carports and trash enclosures occupy approximately 40 percent of the parcel. The 1100-series residential buildings were built in 1966; the 1200-series residential buildings were built in 1969. The remaining 60 percent of the parcel is open space, including asphalt roadways, concrete walkways, and landscaped areas. Parcel T103 is located on IR Site 12. IR Site 06 is located immediately adjacent to and east of this parcel.

Parcel T107. Parcel T107 comprises 1.66 acres, all of which are included in Reuse Zone 4. Approximately 40 percent of the parcel is occupied by Building 292 (built in 1944), a PWC storage shed, an acetylene storage shelter, an asbestos storage container, and metal Conex boxes. The remaining 60 percent of the parcel is open space. Portions of IR Sites 06 and 12 are located on Parcel T107.

3.0 REGULATORY COORDINATION

The California Department of Toxic Substances Control (DTSC), the California Regional Water Quality Control Board for the San Francisco Bay Region, and the U.S. Environmental Protection Agency (EPA) were notified at the initiation of the SSEBS and this FOSL and were provided with draft versions of the documents to facilitate their consultative role in developing the documents. Regulatory comments received during SSEBS and FOSL development have been reviewed, addressed, or incorporated into the document as appropriate. Before the SSEBS was conducted and before the FOSL was prepared, two scoping meetings were conducted between the Navy and the regulatory agencies, one on March 19, 1997 and an additional meeting on June 24, 1997.

EPA and DTSC disagree with the U.S. Department of Defense (DoD) guidelines on lead-based paint as presented in Section 6.3 of this FOSL. EPA and DTSC contend that contamination of soil resulting from lead-based paint constitutes a Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) release.

4.0 NATIONAL ENVIRONMENTAL POLICY ACT COMPLIANCE

In accordance with the requirements of the National Environmental Policy Act (NEPA) and the Navy's Environmental and Natural Resources Program Manual (OPNAVINST 5090.1B), a NEPA document shall accompany this FOSL and/or the leasing real estate instrument.

5.0 ENVIRONMENTAL CONDITION OF THE PROPERTY

Environmental condition of property (ECP) area type 2-6 parcels are areas that have only petroleum contamination, and a response action has not yet been implemented. ECP area type 6 identifies areas where contamination has been identified, but a response action has not yet been implemented. ECP area type 7 identifies areas that require further evaluation.

As outlined in the SSEBS for NAVSTA TI, Parcel T097 is classified as ECP area type 2-6; Parcels T096, T100, T101, T102, and T103 are classified as ECP area type 6; and Parcel T107 is classified as ECP area type 7.

All parcels in Reuse Zone 4 are eligible for lease. Based on the ECP classifications, parcels in ECP area types 1 through 6 are eligible for transfer, in accordance with CERCLA Section 120(h) (3) (C) (i). Therefore, the four parcels in Reuse Zone 4 which are categorized as ECP area type 7 (Parcels T097, T101, T102, and T107) are the only parcels not eligible for transfer at this time.

6.0 LEASE NOTIFICATIONS AND RESTRICTIONS

The environmental documents listed in Section 1.b of this FOSL were evaluated to identify environmental factors that require specific restrictions under the lease to preclude threats to human health or the environment, or that require notification to the lessee. The factors that were considered are listed in Table 2 at the end of this FOSL. The factors that require either restrictions or notification are identified in Table 2 and are discussed in Sections 6.1 through 6.4. The Navy has determined that the remaining factors listed in Table 2 pose no significant threat to human health or the environment and, therefore, require neither restrictions in the lease nor notifications to the lessee. All required lease restrictions must also be made part of all subleases within Reuse Zone 4, and all references to lessees and leases in this document also apply to all authorized sublessees and subleases.

6.1 INSTALLATION RESTORATION PROGRAM AND AREAS OF CONCERN

IR Site 06 is located on a portion of Parcel T107 within Reuse Zone 4 and is under investigation through the Navy's petroleum program. A corrective action plan is being prepared for IR Site 06. The samples collected from IR Site 06 indicated that volatile organic compounds (VOC) and total petroleum hydrocarbons (TPH) were present in soil and groundwater samples at the site. Low levels of non-petroleum-based constituents, including dioxins, semivolatile organic compounds (SVOC), and VOCs were detected in the soil and groundwater at IR Site 06. These concentrations were near the detection limits for the respective analyses, and if petroleum-related constituents had not been present, the site would have been recommended for no further action. Because petroleum-related constituents were present at IR Site 06, the site was referred to the Navy's petroleum program. The Navy will continue to monitor the presence of the non-petroleum-related constituents in groundwater. The detected petroleum-related constituents were evaluated in the risk evaluation in the SSEBS for Reuse Zone 4 and are not expected to be of concern for the proposed reuse of Reuse Zone 4. Remedial activities at IR Site 06 are scheduled to begin in 1999 and may impact reuse activities at Reuse Zone 4.

Portions of Parcels T096, T100, and T107, as well as Parcels T101, T102, and T103 in their entirety, are contained within the boundary of IR Site 12, a CERCLA program site. The baseline human health risk assessment performed as part of the remedial investigation (RI) for IR Site 12 indicated that antimony, arsenic, lead, and benzo(a)pyrene were the risk drivers for the site. A risk evaluation was performed on these risk drivers in the SSEBS for Reuse Zone 4. The results of the risk evaluation indicate that the risk drivers are not expected to be of concern for the proposed reuse of Reuse Zone 4 as long as the lease restrictions proposed in this FOSL (administrative controls, including the restriction of ingestion of homegrown produce) are appropriately implemented. Additional investigation activities were conducted in November 1997. This FOSL may be revised, as appropriate, based on the results of this investigation. Remedial activities at IR Site 12 are scheduled to begin in 2001 and may impact reuse activities at Reuse Zone 4.

IR Site 20 is a petroleum program site located on Parcel T097 within Reuse Zone 4. The samples collected from IR Site 20 indicated that total petroleum hydrocarbons as diesel (TPH-d) and total petroleum hydrocarbons as motor oil (TPH-mo) were present in soil and groundwater samples collected at the site. Total petroleum hydrocarbons as gasoline (TPH-g) and VOCs were detected in groundwater samples. Low levels of non-petroleum-based constituents, including phenol (SVOC) and tetrachloroethene (VOC), were also detected in the soil and groundwater at IR Site 06. The concentrations of these constituents were near the detection limits for the respective analyses, and if petroleum-related constituents had not been present, the site would have been recommended for no further action. Because petroleum-related constituents were present at IR Site 20, the site was referred to the Navy's petroleum program. The Navy will continue to monitor the presence of the non-petroleum-related constituents in groundwater. A risk evaluation was performed on inhalation of VOCs in the SSEBS for Reuse Zone 4. The results of this risk evaluation indicate that VOC inhalation is not expected to be of concern for the proposed reuse of Reuse Zone 4. Remedial activities at IR Site 20 are scheduled to begin in 1999 and may impact reuse activities at Reuse Zone 4.

Notification. The Navy and recognized regulatory agencies will be allowed unrestricted access to enter the leased property to conduct investigations and surveys, collect samples, perform remediation, access monitoring wells, or engage in other activities associated with the IR and other environmental programs.

It is possible that the lease area may remain accessible to, and be occupied by, the lessee during any remedial activities; access restrictions may include requiring the lessee to enter the leased premises via a specific route. Noise, traffic, and other nuisances associated with construction may be expected.

Restrictions. The lessee will be restricted from conducting excavation, drilling, or other ground-disturbing activities other than minor repairs of the pavement at Reuse Zone 4 without prior written Navy approval and Navy coordination with applicable federal and state regulatory agencies, as necessary. In addition, use of groundwater at NAVSTA TI is prohibited. The lessee will be prohibited from installing any groundwater wells at the subject property or otherwise using groundwater. The lessee may not damage existing or future groundwater monitoring wells, and the lessee will be responsible for any damage it causes to the wells. The lessee may not interfere with the ongoing IR and other environmental program activities. In addition, the lessee will be prohibited from ingesting homegrown produce. This property shall not be occupied until it has been established that concentrations of constituents detected during the additional investigation conducted at IR Site 12 in November 1997 are less than or equal to those identified in the baseline human health risk assessment (BHHRA) performed as part of the RI.

6.2 ASBESTOS-CONTAINING MATERIALS

The following is a summary of asbestos surveys conducted at Reuse Zone 4 by PWC Norfolk in 1996, and for some of the buildings in Reuse Zone 4 by Mare Island Naval Shipyard in 1995. No damaged, friable, and accessible asbestos-containing material (ACM) was identified at Building 225 on Parcel T097 or Building 292 on Parcel T107. No ACM was found in the 1100, 1300, or 1400 series housing. ACM was identified in some units of the 1200 series housing. Buildings 225 and 292 will be available for occupancy after a walk-through visual inspection to confirm the survey findings currently scheduled for 1998. A walk-through visual inspection is also planned for the 1200 series housing. If damaged, friable, and accessible ACM is found to be present in any buildings, the buildings will not be available for occupancy until the damaged, friable, and accessible ACM is abated.

Any damaged, friable, and accessible ACM present within Reuse Zone 4 will be abated by the Navy before the area can be occupied. ACM may also be present in insulation around the steam pipes at some of the parcels. Pipes are likely to be located in the walls and crawl spaces within the buildings, as well as in the ground leading to the buildings. Because of access difficulties, it is unlikely that any asbestos-wrapped steam lines would pose a threat to human health.

Notification. Buildings 225 and 292 and the 1200 series housing at Reuse Zone 4 will be available for occupancy after the Navy conducts a walk-through visual inspection to confirm the findings of previous asbestos surveys. Any damaged, friable, and accessible ACM found in these buildings will be abated by the Navy before the area is available for occupancy.

Restrictions. The lease will require the lessee to conduct routine evaluations of the condition of existing ACM and comply with all applicable federal, state, and local laws relating to asbestos. Before reconstruction or remodeling, the lessee must submit plans to the Navy to prevent an inadvertent disturbance of potential ACM. For the purpose of this lease, the lessee will agree to bear all costs for managing the ACM properly during the lessee's use and occupancy of the property. The Navy will require the lessee to (1) obtain written Navy approval before any construction or modification to any building or structure and (2) submit an ACM management plan to the Navy within 30 days of leasing the property.

6.3 LEAD-BASED PAINT (HIGH-PRIORITY FACILITIES)

Residential property to be leased must comply with certain provisions of the Federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of Public Law 102-550), as codified in 42 United States Code Section 4822.

Housing constructed between 1960 and 1978 must be inspected for lead-based paint and lead-based paint hazards. The results of the lead-based paint inspection will be provided to the lessee identifying the presence of lead-based paint and lead-based paint hazards on a surface-by-surface basis. This inspection will not be required when the building is scheduled for nonresidential use, or if the building is scheduled for residential use and the lessee conducts renovation consistent with all local, state, and federal regulations pertaining to lead-based paint. There is no federal lead-based paint hazard abatement requirement for such property. However, prospective lessees must be provided with a lead hazard information pamphlet, and the contract for transfer must include a lead warning statement.

A lead-based paint survey has been conducted for 18 residential buildings in the fiscal year (FY)-1966 housing area, 23 buildings in the FY-1969 housing area, and 18 buildings in the FY-1970 housing area in Reuse Zone 4. Lead-based paint was identified on some of the surfaces, including both the interior and

exterior of each of the three housing areas. Lead was also found in soil samples collected near the FY-1966 and FY-1969 housing areas at concentrations exceeding the EPA Region IX preliminary remediation goal for residential soil of 400 milligrams per kilogram. U.S. Department of Defense (DoD) policy does not require lead-based paint surveys for commercial or industrial buildings, unless the buildings will be reused as family housing. As a result, a lead-based paint survey was not conducted for Building 225 on Parcel T097 or Building 292 on Parcel T107 (both constructed in 1944). The paint associated with, and soil surrounding, Buildings 225 and 292 may contain lead-based paint.

EPA and DTSC disagree with the DoD guidelines on lead-based paint. EPA and DTSC contend that contamination of soil resulting from lead-based paint constitutes a CERCLA release.

Notification. Buildings built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. The lessee is hereby informed and does acknowledge that buildings in the FY-1966, FY-1969, and FY-1970 housing areas contain lead-based paint that may result in lead-based paint hazards. Soil adjacent to the buildings may contain lead concentrations resulting from lead-based paint.

Restriction. The lessee shall not permit the use of these premises for residential habitation unless the lessee, at its own expense, has eliminated any hazards of lead-based paint in accordance with all applicable laws, rules, and regulations, and in accordance with the "Guidelines for Evaluation and Control of Lead Based Paint Hazards in Housing," promulgated by the Department of Housing and Urban Development pursuant to Title X of U.S. Public Law 102-550, and the lessee, at its own expense, has received certification from a state-certified lead-based paint assessor or inspector that no lead-based paint hazards are identified at the premises. The lessee shall provide DTSC and EPA the opportunity to review and comment on any lead-based paint investigation and remediation workplans that result from sampling, testing, and assessment performed by the lessee. Throughout the term of the lease, the lessee shall be responsible for monitoring the condition of the lead-based paint and eliminating any hazard that may develop during the term of the lease. Residential structures are defined as any house, apartment, or structure intended for human habitation, including, but not limited to, a nondwelling facility commonly used by children under 6 years of age, such as a child care center, elementary school, or playground. The lead-based paint assessment certification and, if applicable, any comments from DTSC and EPA shall be

submitted to the Navy for information prior to residential occupancy. The lessee shall immediately notify the Navy of any change in occupancy in the affected quarters.

6.4 HAZARDOUS WASTE MANAGEMENT (BY LESSEE)

The lessee is not anticipated to use any regulated quantities of hazardous materials on the property.

Restriction. Throughout the term of the lease, the lessee will be required to comply with all applicable laws and regulations pertaining to the use, treatment, storage, disposal, and transport of hazardous materials.

7.0 SUMMARY OF LEASE RESTRICTIONS

A portion of Parcels T096 and T097, and Parcels T100, T101, T102, T103, and T107 may be used pursuant to the proposed lease, with the following use restrictions specified in the lease:

- a) This property shall not be occupied until it has been established that concentrations of constituents detected during the additional investigation conducted at IR Site 12 in November 1997 are less than or equal to those identified in the BHHRA performed as part of the RI.
- b) Throughout the term of the lease, the lessee will be required to comply with all applicable laws and regulations pertaining to the use, treatment, storage, disposal, and transport of hazardous materials.
- c) The lessee may not interfere with the ongoing IR and other environmental program activities. The lessee will be prohibited from damaging any existing or future groundwater monitoring wells and will be financially responsible for repairing any damage done to the wells.
- d) The lessee is prohibited from ingesting homegrown produce.
- e) The lessee will be restricted from conducting excavation, drilling, or other ground-disturbing activities other than minor repairs of the pavement at Reuse Zone 4 without prior written Navy approval and Navy coordination with applicable federal and state regulatory agencies, as necessary. This lease restriction will not apply to routine landscaping activities.

- f) Use of groundwater at NAVSTA TI is prohibited. The lessee will be prohibited from installing any groundwater wells at the subject property or otherwise using groundwater. The lessee may not damage existing or future groundwater monitoring wells and will be financially responsible for any damage it causes to the wells.
- g) The lessee will be required to conduct routine evaluations of the condition of existing ACM and comply with all applicable federal, state, and local laws relating to asbestos. Before reconstruction or remodeling, the lessee must submit plans to the Navy to prevent an inadvertent disturbance of potential ACM. For the purposes of this lease, the lessee will agree that during its use and occupancy of the property, it will bear all costs for managing the ACM properly. The Navy will also require the lessee to (1) obtain written Navy approval before any construction or modification to any building or structure and (2) submit an ACM management plan to the Navy within 30 days of leasing the property.
- h) The lessee shall not permit the use of these premises for residential habitation unless the lessee, at its own expense, has eliminated any hazards of lead-based paint in accordance with all applicable laws, rules, and regulations, and the lessee, at its own expense, has received certification from a state-certified lead-based paint assessor or inspector that no lead-based paint hazards are identified at the premises. Throughout the term of the lease the lessee shall be responsible for monitoring the condition of the lead-based paint and eliminating any hazard that may develop during the term of the lease.
- i) The lessee will be responsible for obtaining all necessary permits and licenses for its own operation. Any violation of permit conditions will be grounds to require the lessee to cease operations or to terminate the lease.
- j) Uses by the lessee are limited to a type and nature described in the lease document.

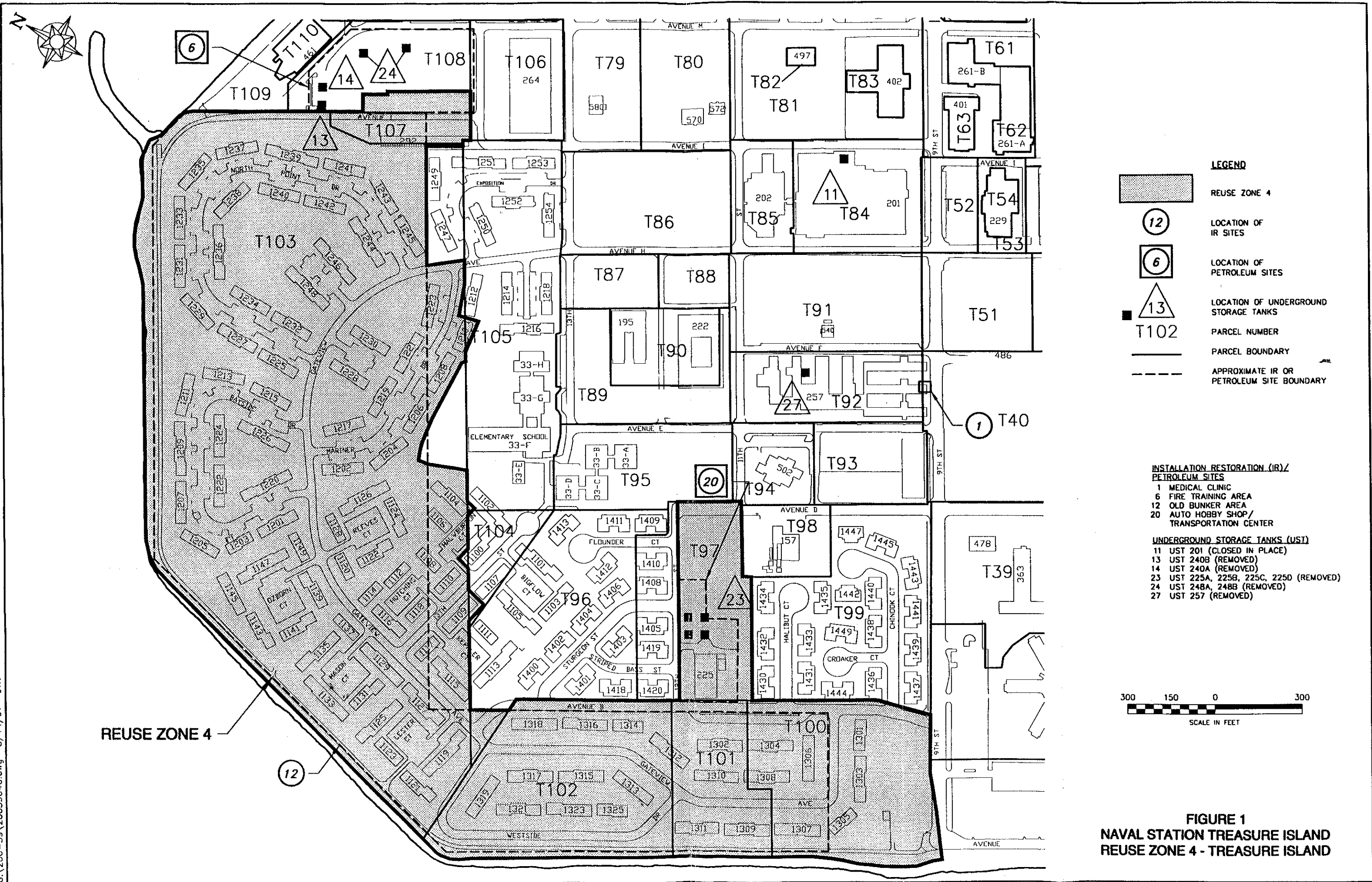
8.0 FINDING OF SUITABILITY TO LEASE

Based on the foregoing information and analysis, I find that the subject property (as identified in Section 2.0) is suitable to lease and may be used pursuant to the proposed lease, with the specified use restrictions in the lease, with acceptable risk to human health or the environment, and without interference with the environmental restoration process.

Date

ERNEST R. HUNTER
CAPTAIN, CEC, USN
Commanding Officer
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FIGURE



TABLES

TABLE 1

PROPERTY DESCRIPTION
NAVAL STATION TREASURE ISLAND, REUSE ZONE 4

Parcel	Acres	Building Number	Year Built	Building/Parcel Description
Portion of T096	Approx. 0.8	Open space	Not applicable	Asphalt roadways and landscaped areas
Portion of T097	Approx. 3.3	225	1944	Auto hobby shop
T100	7.56	1301, 1303 through 1308	1974	Multi-unit residential buildings
T101	3.66	1302, 1309, 1310, 1311	1974	Multi-unit residential buildings
T102	8.81	1312 through 1319, 1321, 1323, 1325	1974	Multi-unit residential buildings
T103	51.64	1104, 1106, 1108, 1109, 1110, 1112, 1114 through 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149; 1201 through 1211, 1213, 1215, 1217, 1219 through 1249	1966 1969	Multi-unit residential buildings
T107	1.66	292	1944	Storage shed

TABLE 2

**ENVIRONMENTAL FACTORS AND RESOURCES CONSIDERED
FOR REUSE ZONE 4**

Environmental Factors Considered	Lease Restriction or Notification Required?
Hazardous Substances (Notification)	No
Installation Restoration (IR) Program and Areas of Concern	Yes
Medical/Biohazardous Wastes	No
Oil/Water Separators	No
Unexploded Ordnance	No
Petroleum Products and Derivatives	No
Radioactive and Mixed Wastes	No
Storage Tanks	No
Other Environmental Factors	No
Asbestos	Yes
Drinking Water Quality	No
Indoor Air Quality	No
Lead-Based Paint (High-Priority Facilities)	Yes
Lead-Based Paint (Low-Priority Facilities)	No
Polychlorinated Biphenyls	No
Radon	No
Air Conformity/Air Permits	No
Energy (Utilities such as Natural Gas, Electric, and Coal)	No
Flood Plains	No
Hazardous Waste Management (Lessee)	Yes
Historic Property (Archeological/Native American, Paleontological)	No
Occupational Safety and Health Administration	No
Outdoor Air Quality	No
Prime/Unique Farmlands	No
Sanitary Sewer Systems (Wastewater)	No
Sensitive Habitat	No
Septic Tanks (Wastewater)	No
Solid Wastes	No
Threatened/Endangered Species	No
Transportation	No
Wetlands	No